



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held February 24, 2004, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Negative Declaration relating to property located at 5144 Walnut Grove Avenue, San Gabriel, East San Gabriel Zoned District, petitioned by Christopher Sutton for Tom Schiffilea, as further described in the attached letter dated August 20, 2003 from the Director of Planning: (Appeal from Regional Planning Commission's denial).

No Change of Zone Case No. 01-267-(5), from R-A and  
R-A-P to M-1-DP

Conditional Use Permit Case No. 01-267-(5), to authorize  
the construction and maintenance of an industrial building  
to be used for warehousing, light manufacturing and  
assembly

Russell Fricano, representing the Department of Regional Planning was duly sworn and testified. Opportunity was given for interested persons to address the Board. Tom Schiffilea and Merritt Holloway addressed the Board. Written correspondence was presented.

Supervisor Antonovich made the following statement:

"The applicant is proposing to develop a modest one-story industrial building at 5144 Walnut Grove Avenue in East San Gabriel. A portion of the building will be occupied by a moving and storage company, and the remainder by light industrial uses. The owner of the subject property is also the owner and operator of the moving and storage business which is relocating from an adjoining community. The moving and storage company is a local-serving business with clients in East San Gabriel and adjoining communities such as Pasadena, San Gabriel, and San Marino.

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“The subject property is surrounded by industrial uses to the south and west. To the east of the property is a commercial nursery with several tall lattice towers and overhead high-power electrical transmission lines. Although there are residential uses to the north, the predominant land use in the area is industrial.

“In the course of reviewing this project I identified two issues of concern.

“The first issue is the potential for trucks entering or leaving the subject property to travel northerly along Walnut Grove Avenue, past both residences and an elementary school. This issue can be addressed in part by modifying the site plan, and I am encouraged by discussion between the applicant, his architect, and staff of the Traffic & Lighting Division of the Department of Public Works. The inclusion of a provision in all tenant leases requiring that vehicles travel southbound on Walnut Grove Avenue when arriving to or departing from the property will also alleviate this concern.

“The second issue is the potential for adverse impacts from the subject property upon adjoining residences to the north. This can be addressed by a 20-foot landscaped setback along the northern perimeter of the property, as shown on the applicant’s site plan in the case file. The relocation of the primary loading areas to the southern side of the property, away from any existing residences, will further mitigate any potentially adverse impacts.

“The Department of Regional Planning has drafted a set of CUP conditions, and the applicant’s attorney has proposed 13 additional conditions which are of record in the project files at the Department of Regional Planning. These conditions should be combined into one set of conditions; additionally, staff shall incorporate conditions relative to revising the plot plan, requiring lease provisions about vehicular travel to and from the subject property, and relocation of the primary loading area.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Board closed the hearing and took the following actions:

1. Indicated its intent to grant the appeal and approve Zone Change and Conditional Use Permit Case Nos. 01-267-(5);

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2. Directed County Counsel to prepare the necessary ordinance; and
3. Directed the Director of Planning to work with County Counsel to draft the appropriate findings and conditional use permit conditions of approval.

Later in the meeting, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried, the Board reconsidered the forgoing motion to allow James Phillips to address the Board.

After discussion, on motion of Supervisor Antonovich, seconded by Supervisor Yaroslavsky, unanimously carried, the Board took the following actions:

1. Indicated its intent to grant the appeal and approve Zone Change and Conditional Use Permit Case Nos. 01-267-(5);
2. Directed County Counsel to prepare the necessary ordinance;
3. Directed the Director of Planning to work with County Counsel to draft the appropriate findings and conditional use permit conditions of approval, including the issue of the limitations on the hours of operation; and
4. Directed the Director of Planning to report back to the Board with recommendations on addressing problems with trucks parking in the area.

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Attachment

Copies distributed:

Each Supervisor  
Director of Internal Services  
Director of Public Works  
Christopher Sutton  
Tom Schiffilea  
Merritt Holloway  
James Phillips